



453 EAST 16TH STREET
NORTH VANCOUVER

CUSTOM BUILT ONE OWNER BOULEVARD HOME

3 Beds + 2 Dens | 3.5 Baths | 3,107 Sq/ft

■ Custom built one owner home in a superb Grand Boulevard location. Featuring a lovely traditional plan with 3 bedrooms + den, 3.5 bathrooms, and over 3,100 sq/ft across three levels. The main floor offers a bright kitchen and eating area overlooking the backyard, along with an adjacent family room with a gas burning fireplace and sliders to a south facing deck. Completing the main is an entertainment sized dining room and living room with gas fireplace, two piece bathroom, and a den – great as an office or potential guest room. Upstairs offers 3 generous sized bedrooms, 2 bathrooms, plus the laundry room and is highlighted by the spacious master suite with his-and-her closets and a 5 piece ensuite. The lower level offers a flexible space with potential for adding a secondary suite (with separate access) - currently set up as a rec room, flex space, 3 piece bathroom, and with great storage (storage room + crawl space). Located on a level 50' x 147' lot with a sunny, south facing backyard and lane access to a double garage and open parking pad. In the City of North Vancouver allowing for coach house potential (check with CNV). Terrific family neighbourhood, situated on a low traffic street in a central location walking distance to Boulevard Park, Queensbury Elementary, and Sutherland Secondary, and close to all Lonsdale amenities.

Listed at \$1,998,000

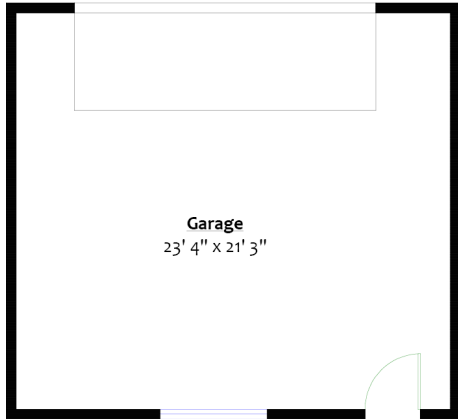




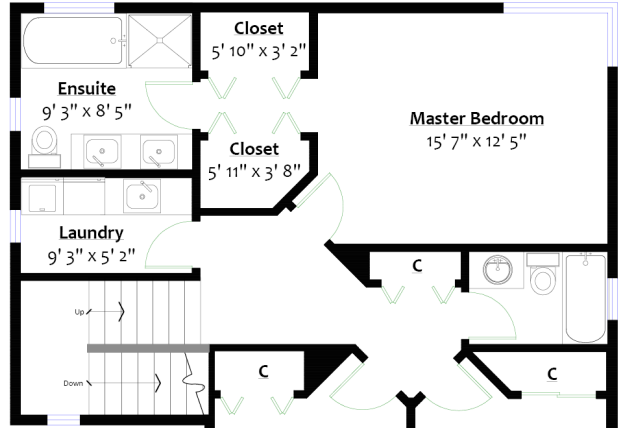


Totals**

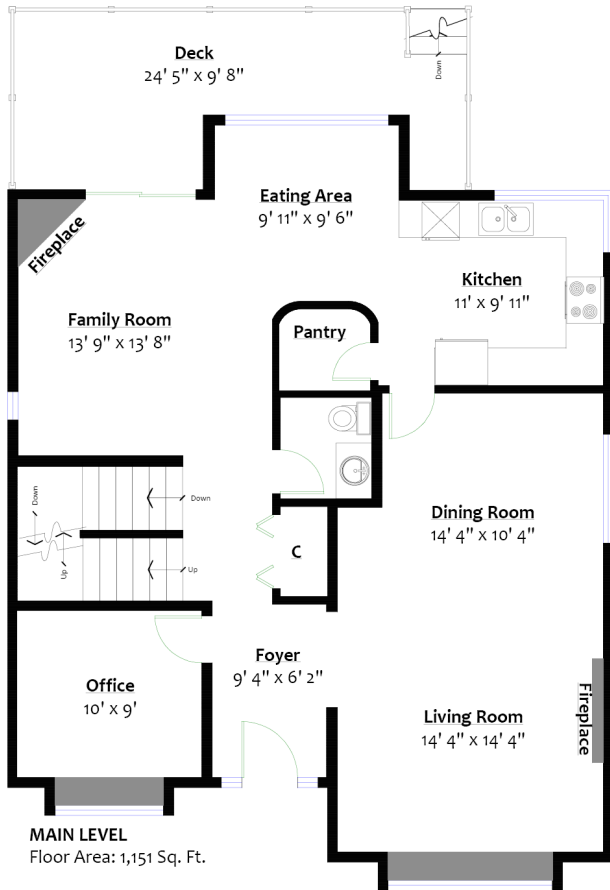
Main Level: 1,151 sq. ft. Garage: 546 sq. ft.
 Upper Level: 957 sq. ft. Deck: 184 sq. ft.
 Lower Level: 999 sq. ft. Total: 730 sq. ft.
 Total: 3,107 sq. ft.



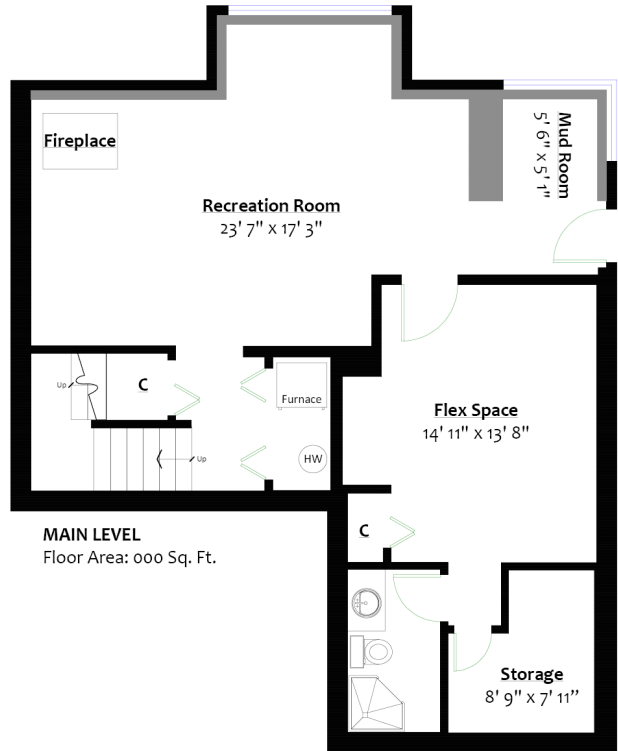
DETACHED GARAGE
 Floor Area: 546 Sq. Ft.



UPPER LEVEL
 Floor Area: 957 Sq. Ft.



MAIN LEVEL
 Floor Area: 1,151 Sq. Ft.



MAIN LEVEL
 Floor Area: 000 Sq. Ft.

All information displayed is believed to be accurate but is not guaranteed and should be independently verified.
 Plan prepared by BC Floorplans. Sq/ft approx. based on interior measurements to exterior walls.
 This communication is not intended to cause or induce breach of an existing agency agreement.

For more information
 Call **604 983 2518** or visit
RealEstateNorthShore.com